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February 8, 2021 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in January 2021: 249 (BMEP only)
2020: 288 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in January 2021: \$241,367.27 (all divisions)
2020: \$101,140.73 (all divisions)
- **Total Revenue** collected year-to-date 2021: \$250,237.27 (all div.s)
2020: \$106,985.48 (all div.s)
% of Total budgeted revenue collected year to date: 20.9% (\$1.2 M)
- **SFDs** issued in January 2021: 43
2020: 11
Salida: 14 BV: 3 Poncha: 18 County: 8
- **2021 year-to-date permit totals:**

Salida:	58	14 SFDs
Buena Vista:	36	3 SFDs
Poncha Springs:	51	18 SFDs
Unincorporated County:	<u>98</u>	<u>8 SFDs</u>
Total Number of Permits Issued:	243	*43 SFDs
- **2020 year-to-date permit totals:**

Salida:	65	1 SFDs
Buena Vista:	42	3 SFDs
Poncha Springs:	19	2 SFDs
Unincorporated County:	<u>135</u>	<u>5 SFDs</u>
	261	*11 SFDs

*SFDs include only new detached single-family dwellings and do not include duplexes, ADUs, townhouses, apartment units etc.

B. New Commercial Projects

Salida:

- **7865 W. Hwy 50:** A permit was issued for an alteration at Wal Mart.
- **232 G. Street:** A permit was issued for an upgrade to the refrigeration equipment at Safeway.

Buena Vista

- **519 Antero Circle:** A permit was issued for an alteration of this building.
- **28374 CR317:** A plan change was approved for the generator at the HRRMC clinic in BV.

Inspection Totals

- We performed 714 field inspections in the month of January.
- We issued 45 certificates of occupancy in January.

II. Planning & Zoning

A. Land Use Code:

- The amendment to Article 7.7.2, the Airport Overlay District was heard at the September 29, 2020 regular meeting and was recommended for approval. The amendment was heard by the BoCC on October 13, 2020 and approved. The Resolution was to be heard by the BoCC on November 4, 2020 when staff noted an error in the densities shown in Table 7.7.2 necessitating re-review by the Planning Commission. This was heard by the PC on January 5, 2021 and is scheduled to be heard by the BoCC on **February 9, 2021**.
- Changes to the Marijuana Optional Premises Cultivation setbacks in Article 7.8.22 have been requested by the owner of a facility. This was discussed by PC & BoCC in a joint work session on February 25, 2020 with consensus for a change and never scheduled for public hearing. The amendment was heard by the PC in work session on January 5, 2021 and in public hearing on January 26, 2021, where the amendment was recommended for approval. This LUC amendment will be before the BoCC on **February 16, 2021**.
- An amendment to LUC Article 4.2.6, Special Events Permits has been proposed by a member of the general public. This amendment proposes that permits be required for all special events that involve amplification, admission or a commercial use. This application will be heard by the Planning Commission in work session on **February 23, 2021**.

B. Land Use Current / Pending / in progress:

Applications Scheduled for Public hearing:

- The Shaw Ranch Major Subdivision Sketch Plan at 7380 CR 221, east of Maysville, proposes 8 Lots on 74.4 acres. Lots will range from 2.4 to 34.7 acres. This application was to be heard by the Planning Commission on January 5, 2021 and by the BoCC on January 19, 2021. The application was continued by the Planning Commission to January 26, 2021 to allow review of the late submittal of a large document containing technical information by the applicant. At the January 26 meeting the Sketch Plan was recommended for approval by the Planning Commission. The application is currently scheduled to be heard by the BoCC on **February 9, 2021**.
- Scenic Acres Minor Subdivision sketch plan at 12764 W Highway 50 proposes to divide 5.73 into 2 lots of 2.44 and 3.27 acres. This application was before the Planning Commission on **February 2, 2021**.

- The Reynolds Property Plat Amendment of Lot 1 Pinon Ridge East Subdivision proposes the relocation of the originally platted building envelope. This application was before the BoCC on **February 2, 2021**.
- The Cooper Property Minor Subdivision Final Plat at 9325 CR 160 and 9693 CR 163 proposes to divide 16.73 acres into 3 – 2 acres lots and a 10.73 acre lot. The sketch plan was approved for agency review by the Planning Commission on September 29, 2020. The applicant appealed elements of the approval and this was heard by the BoCC on December 8, 2020 and approved in part. The application was sent for agency review. The Final Plat application will be before the Planning Commission on **February 23, 2021** and the BoCC on **March 9, 2021**.
- The Ogden Major Subdivision sketch plan at 12806 CR 190E proposes the division of the 20.14 acre Lot 2 of the Ogden Heritage Water Subdivision Exemption into 5 lots of 2.03 acres each. This application will be before the Planning Commission on **February 23, 2021** and before the BoCC on **March 9, 2021**.
- The Schalit and Forrester Boundary Line Adjustment at 7857 and 7893 CR 150 (Schalit and Forrester respectively) seeks to eliminate the encroachment of a stable onto the Forrester property with no change in the acreages (to 0.00 acres) and with the stable to clear the property line by 3', which setback complies with the Commercial zone. This application will be before the BoCC on **March 2, 2021**.
- Public Service Company of Colorado (dba XCEL Energy) has applied for a height variance to facilitate re-construction of the 6905 transmission line which runs (in Chaffee County) from near the top of Poncha Pass to the Xcel substation west of Poncha Springs. The line is noted as over 100 years old, with the last re-construction in 1945. This line is considered existing critical local infrastructure and is not subject to the requirements of LUC Table 2.2. The existing poles range from 30-55 feet. The height variance request is for 40 to 115 feet (a 5-90 foot variance) with the most common height to be 75 feet (a 40 foot variance). This Application will be before the BOARD OF ADJUSTMENT on **March 10, 2021**.
- The Joplin Properties, LLC application to vacate roadways adjacent to Block 16 in Nathrop will be before the BoCC on **March 16, 2021**.

Recently Approved, Denied or Withdrawn Applications:

- The Bainbridge Heritage Water Subdivision Exemption at 12500 CR 190E proposes division of a 35.52 acre parcel into a 2.09 and 32.901 acre tract. 0.53 acres are dedicated for County Road 190E. This application was before the BoCC on January 12, 2021 and approved.
- The Valley View School Subdivision Exemption for Public Benefit at 9051 CR 140 is "Clean Up" of land divided and deeded to the Salida School District without County approval. This application was before the BoCC on December 8, 2020 and continued to January 12, 2021 to address concerns brought up by James Richardson. At the January 12 meeting it was decided that the Exemption for Public Benefit could be approved, properly vesting

title in the School District, with the transfer to the County to be addressed at a later action.

- The Olson Heritage Water Subdivision Exemption at 7600 CR 111 proposes the division of a 5.11 acre parcel in two lots of 3.03 and 2.08 acres. This application was before the BoCC on January 12, 2021 and approved.

Applications Requiring Applicant Action:

- The Aspire Tours application for Limited Impact Review at 11302 CR 190W proposes an Outfitting Facility, a Commercial Campground and a Seasonal Employee Campground on a 44-acre parcel. This application was to be heard by the Planning Commission on February 25, 2020 but was continued to March 31, 2020 at the applicant's request. The application was before the Planning Commission on July 7, 2020 and further **continued to a date uncertain** to allow the applicant to provide a water supply study and traffic study of the property.
- The Morrison Heritage Water Subdivision Exemption at 15974 CR 306 proposes the creation of one lot and one outlot in conjunction with a Minor Subdivision. The HWSE was heard by the BoCC on November 19, 2019 and approved. The Minor Subdivision was heard by the PC on November 19, 2019 and was recommended for approval.
- Ruby Mountain Minor Subdivision sketch plan, located east of the Arkansas River adjacent to the Ruby Mountain campground, proposes to divide a 19.7-acre parcel into two lots. This application was before the PC on January 29, 2019 and recommended for approval. The application will be sent for agency review upon receipt of the final submittal.
- El Rancho Vaquero Minor Subdivision north of the Buena Vista rodeo grounds proposes to divide the outlot created by the Heritage Water Subdivision into 3 lots of 9.6 to 9.8 acres. The Minor Subdivision was before the Planning Commission on February 26, 2019 and recommended for agency review. Road dedication issues are trying to be resolved with BV.

Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III (OLD) are required to be completed by 06/08/2015 (sketch plans for multiple filing subdivisions are valid for a maximum of 5 years under the old regulations). The PUD development agreement also refers to a five-year term, requiring that all phases have final approval within 5 years. Staff had a pre-application meeting with the applicant on 6/4/15. This subdivision is out of compliance. Staff met with representatives of Mt. Princeton Holdings and Phelps Engineering on September 30, 2019 and it was agreed that Phases II & III will need to be considered as a new application. A replat of lots in Phase I was also discussed. No application has been submitted to date.
- Whispering Pinons Acres Major Subdivision Sketch Plan at 11341 CR 206, west of the Poncha Springs Cemetery, proposing 12 lots on 40 acres was heard and approved by the BoCC on March 13, 2018. Staff granted a 6-month extension to submit the preliminary plat through September 13, 2019. We have not heard from the applicant. This application is out of compliance.

C. Nestle Waters: On September 3, 2019 Nestle submitted an application for extension of their 1041 permit without amendment. The BoCC considered a continuance of this hearing on April 7, 2020, and eventually, hearing dates of October 20, and 22, 2020 were set for the Fairgrounds. At the meetings, staff reports, expert testimony, opposition presentation, public comment and applicant rebuttal took approximately 13 hours after which, the public comment portion of the application was closed. Deliberation by the BoCC occurred on November 5, 10, and 17, 2020 at which time the BoCC determined a need for an economic impact study. The contract for the study was considered at the December 8, 2020 meeting and approved for signature at the December 15 meeting. The hearing was continued to January 19, 2021 for Nestle to respond regarding biodegradable bottles and the permit was extended to August 4, 2021 to allow for submittal, review and comment on the economic impact study.

D. Subdivisions subject to SIA with Lot Sales Restrictions:

1. Estates at Mt. Princeton: LSR on Phase 1, Lots 10 and 16-27; was extended through June 27, 2019. Staff met with the applicant on September 30, 2019, see out of compliance applications.
2. River Meadow Estates Addition, Fil. 1-4; LSR was extended through October 20 2029
3. Shikoba Acres Fil. 2: LSR was extended through July 6, 2023.
4. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
5. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
6. Longhorn Ranch: Chaffee County holds an escrow account of \$10,000 for completion of improvements.
7. Oak Leaf Solar Farm: Improvements and Maintenance Agreement through July 27, 2019. The applicant has submitted the funds required by the Improvements Agreement and has submitted an application for the building permit. Construction is complete. The landscaping of the property has been completed and staff inspected the improvements on July, 16 2020 at which time it was noted that the irrigation system was not functional and that some of the plantings did not look healthy or were dying. The release of funds was before the BoCC on July 21 and this item was continued to August 11, 2020 and then September 8, 2020 to allow the applicant to repair the irrigation system, attend to the plantings and allow staff to do another site visit. Staff visited the site again on September 4, 2020 and found the plantings to be taking hold and the irrigation system to be functional. At the September 8 hearing the BoCC approved release of one-half of the escrow funds and set another review of the landscaping at the first meeting in May of 2021.
8. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.
9. Strother Minor Subdivision: LSR through July 7, 2023.

E. Violation Investigations

1. Staff is looking into a possible violation of camping on private land regulations for a property in Trout Creek Meadows.

III. Engineering

A. Road and Bridge

1. Granite Bridge: See section E. Engineering projects.

B. Plan Review

1. Staff reviewed the following plans:
 - a. Staff reviewed the Cooper Minor Subdivision,
 - b. Staff reviewed Shaw River Ranch Subdivision response to PZ staff report.

C. OWTS Program

1. In January staff reviewed 13 OWTS designs. Issued 13 OWTS permits and 3 are on hold.
2. Staff was contacted by the BV public works director to take over the responsibilities of evaluating all septic systems within the BV water protection district.

D. Regional engineering plan review and inspection

1. On 1-21-21 staff investigated a complaint regarding an unstable and dangerous barbed-wire fence on County Road 240. Staff concluded that the fence post are not unstable and the barbed-wire fence does not pose a threat to people or wild-life. Furthermore, the county does not have a regulation in place that could mandate the repair of the fence.

E. Engineering Projects

1. Army Corp Of Engineers, "Waters of the USA", violations:
 - c. 30450 CR 371; No new news to report
2. Salida Airport Beacon Tower:
 - a. Staff contacted the County's Xcel account manager (Gene) and requested that the counties new service application be expedited. Our application for a new service will be processed in March instead of the expected August 2021.
3. Fair grounds:
 - a. North building:
 - i. Heating/cooling units have not passed final inspection,
 - ii. Garage door motors have been installed,
 - iii. Weather stripping around garage door has not been installed,
 - iv. Drinking fountain has been installed and is operational,
 - v. Staff is researching the costs to remodel the North Building.
 - b. Camper dump: the camper dump drain, water and concrete curb has been installed. A concrete pan will be poured in February.
 - c. Master plan update: Fairgrounds events coordinator, County administrator and staff met with Design Concept to discuss updating the Fairgrounds Master plan.
4. Chaffee County Administration Building:
 - a. No new news to report.
5. Public Safety Building BV:
 - a. Staff has organized and prepared for the interview/presentations on February 3,



6. Granite Bridge rehabilitation:
 - a. Staff has contacted CCI regarding extending the grant to 2023. CCI responded positively to the request. Staff must prepare a formal extension request and that must be approved by CCI, CDOT and the FHA,
 - b. Staff is researching alternatives to replacing the bridge if the grant extension is not approved.
7. Decker Fire recovery:
 - a. Construction started on June 22, 2020; the grant ended on 12-24-2020.
 - b. On 1-26-2021 staff received the final engineering approval from the NCRS Colorado head engineer,
 - c. Staff finalized the as-built drawings 3 times in January.
8. Chaffee County EMS/911 communication tower fencing:
 - a. No new news to report.
9. Short term rentals (STR):
 - a. In an effort to increase the efficiency of STR application processing, I shifted review of all applications for building, planning and zoning and OWTS to Gary Greiner. In the beginning of January there were 90+ applications, they have all been processed and there are currently 45 on hold.